


EXHIBIT K:

Plaintiff's Second Amendment Complaint

10 WEST END AVE- 421 (A) DELETED FROM ACRIS

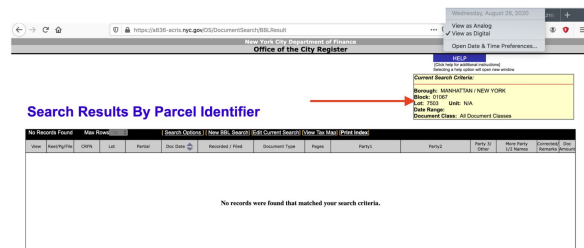


Search Results By Parcel Identifier

Current Search Criteria:
Borough: MANHATTAN / NEW YORK
Block: 0151
Lot: 7502
Date Range: All Document Classes

No records were found that matched your search criteria.

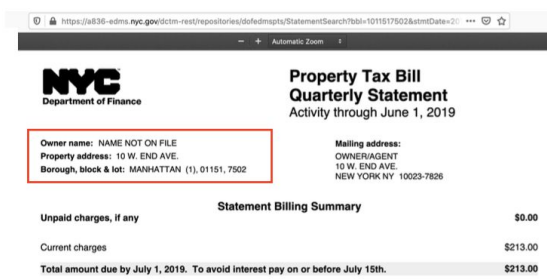
462 WEST 58- 421 (A) DELETED FROM ACRIS



Search Results By Parcel Identifier

Current Search Criteria:
Borough: MANHATTAN / NEW YORK
Block: 0167
Lot: 7503
Date Range: All Document Classes

No records were found that matched your search criteria.

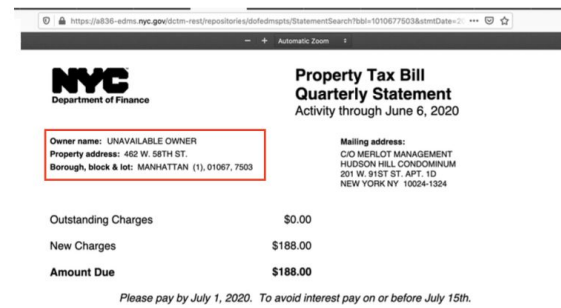


Property Tax Bill Quarterly Statement
Activity through June 1, 2019

Owner name: NAME NOT ON FILE
Property address: 10 W. END AVE.
Borough, block & lot: MANHATTAN (1), 01151, 7502

Mailing address:
OWNER/AGENT
10 W. END AVE.
NEW YORK NY 10023-7826

Statement Billing Summary		
Unpaid charges, if any		\$0.00
Current charges		\$213.00
Total amount due by July 1, 2019. To avoid interest pay on or before July 15th.		\$213.00



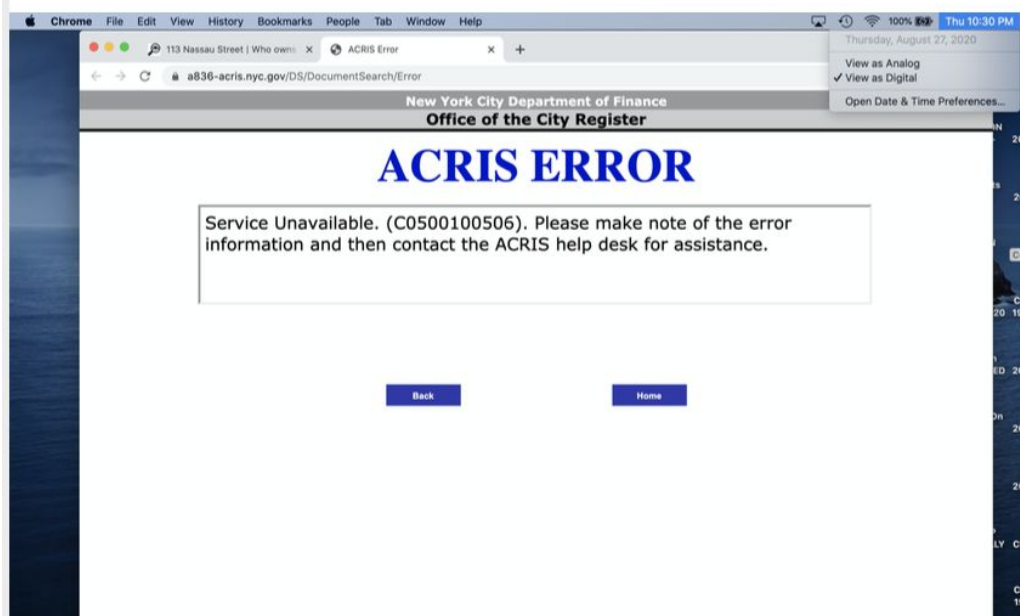
Property Tax Bill Quarterly Statement
Activity through June 6, 2020

Owner name: UNAVAILABLE OWNER
Property address: 462 W. 58TH ST.
Borough, block & lot: MANHATTAN (1), 01067, 7503

Mailing address:
C/O MERLOT MANAGEMENT
HUDSON HILL CONDOMINIUM
201 W. 91ST ST. APT. 1D
NEW YORK NY 10024-1324

Statement Billing Summary		
Outstanding Charges		\$0.00
New Charges		\$188.00
Amount Due		\$188.00

Please pay by July 1, 2020. To avoid interest pay on or before July 15th.



ACRIS ERROR

Service Unavailable. (C0500100506). Please make note of the error information and then contact the ACRIS help desk for assistance.

[Back](#) [Home](#)

SELECTED ILLUSTRATIONS OF UNLAWFUL RESIDENTS WHO UPON PROTEST MODIFIED INCRIMINATING INFORMATION ON PUBLIC DATABASES AND/OR MOVED OUT OF WATERLINE SQUARE

Reginald's Report > Address & Property History

1 DECEMBER 2019 - MARCH 2020

400 W 61st St
New York, NY 10023

**Waterline
Square-
Affordable**

6 DECEMBER 1994 - DECEMBER 2009

100 W 93rd St Apt 30b
New York, NY 10025

Rent Stabilized
Purchased Apartment
for \$367,000, sold 2 years
later for \$545,000

2 AUGUST 2007 - FEBRUARY 2020

175 W 95th St Apt 6a
New York, NY 10025

NO RENTAL
OR SALE
AGREEMENT
EVER
FILED

7 JULY 1987 - NOVEMBER 2004

230 Green St Apt 2a
Albany, NY 12202

**SECOND
RESIDENCE**

3 OCTOBER 2003 - AUGUST 2015

733 Amsterdam Ave Apt 6a
New York, NY 10025

NO RENTAL
OR SALE
AGREEMENT
EVER
FILED

8 FEBRUARY 1988 - JANUARY 2003

1309 Washington Ave
Bronx, NY 10456

**NYCHA Income
Restricted**

4 MAY 1998 - SEPTEMBER 2011

1763 2nd Ave Apt 24h
New York, NY 10128

**City Public Housing
-Rent Stabilized
And Affordable**

NEW 9 JULY 1996 - AUGUST 2000

175 W 87th St Apt 30b
New York, NY 10024

**City Public Housing
-Rent Stabilized
And Affordable**

5 AUGUST 1996 - SEPTEMBER 2011

175 W 87th St Apt 31b
New York, NY 10024

**City Public Housing
-Rent Stabilized
And Affordable**

10 DECEMBER 1994 - JUNE 1996

100 W 93rd St Apt 4d
New York, NY 10025

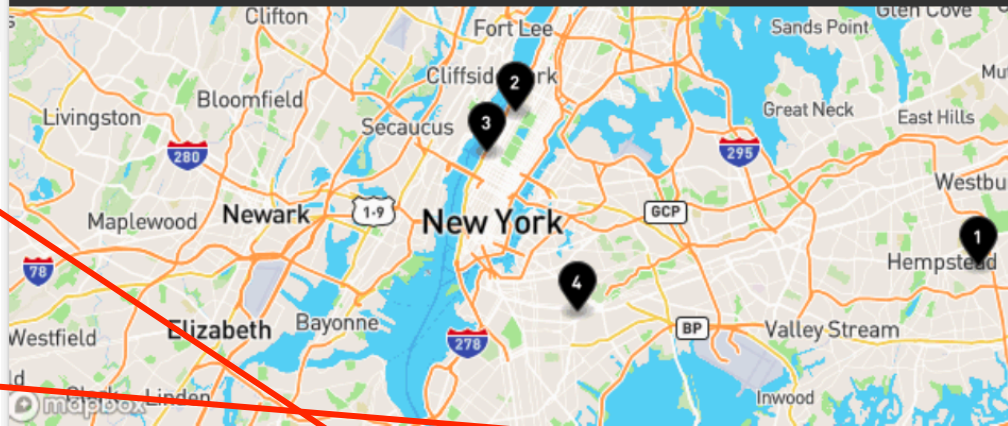
Rent Stabilized
Apartment was Purchased
by other party
for \$180,000, sold for \$420,000

645 W 59th St, New York NY

[Home](#) Lisa's Report > Address & Property History

Lisa Alexander

HOME ADDRESSES (4)



1 NOVEMBER 2006 - MARCH 2020

578 Tulip Ct
Uniondale, NY 11553

3 SEPTEMBER 2019 -

645 W 59th St
New York, NY 10019

2 MAY 2019 - JANUARY 2020

830 Amsterdam Ave Apt 2f
New York, NY 10025

4 APRIL 2017 - OCTOBER 2018

396 Saratoga Ave
Brooklyn, NY 11234

**Owns Second Property
In Uniondale
In violation of
HPD Lottery Rules**

**Address of Waterline
Square
Purposely missing
#Unit number, but based on
other property price range, this is a
subsidized unit.
Moves into Waterline Square
in Sep 2019, then abruptly
moves out four months later**

**Affordable
NYCHA
Owned Property**

**Affordable
NYCHA
Owned Property**

645 W 59th St, New York NY

Hadith's Report > Address & Property History

HOME ADDRESSES (6)



Waterline Square

**Apartment Approx.
Monthly Rental=
\$5000**

**Apartment Approx.
Monthly Rental=
\$4500**

1 OCTOBER 2019 - MARCH 2020

645 W 59th St # 301
New York, NY 10019

2 OCTOBER 2010 - DECEMBER 2019

400 W 63rd St Apt 1105
New York, NY 10069

3 OCTOBER 2010 - NOVEMBER 2019

60 Riverside Blvd Apt 316
New York, NY 10069

4 SEPTEMBER 2019 -

6906 Windward
Norton Shores, MI

5 OCTOBER 2013 -

4601 39th Ave
Sunnyside, NY

6 JUNE 2003 - MAY 2010

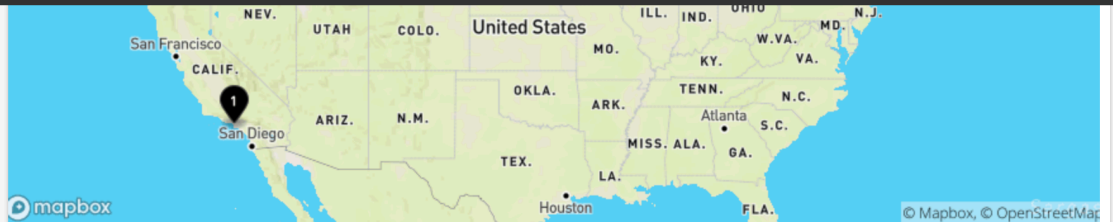
11152 43rd St
Corona, NY

whitepages PREMIUM

400 W 61st St, New York NY



🏠 Maria's Report > Address & Property History



1 SEPTEMBER 2018 - MARCH 2020
1832 Rockefeller Ln Unit 8
Redondo Beach, CA 90278

2 FEBRUARY 2020 - FEBRUARY 2020
2720 Broadway # 1004
New York, NY 10025

3 FEBRUARY 2020 - FEBRUARY 2020
400 W 61st St # 619
New York, NY 10023

4 APRIL 1999 - NOVEMBER 2018
235 W 75th St Apt 2v
New York, NY 10023

5 DECEMBER 1997 - DECEMBER 2000
2109 Broadway
New York, NY 10023

Michel Acevedo, current resident in affordable housing unit at Waterline Square, also lives in a rent stabilized apartment at 126 W 83 Street, and in affordable unit at 66 W 94, where the entire building is owned and managed by HPD. Previously lived in a building 3521 Deklab Ave- where all 72 units are rent stabilized. This is an outrageous violation of the HPD Handbook. Upon information and belief, Mr. Acevedo is another Waterline Square hispanic applicant given preferential treatment and the right to violate HPD regulations.

Michel Acevedo #831, Waterline Square



Michel M Acevedo

Age 30s



(917) 827-6104

[View cell phone number](#)

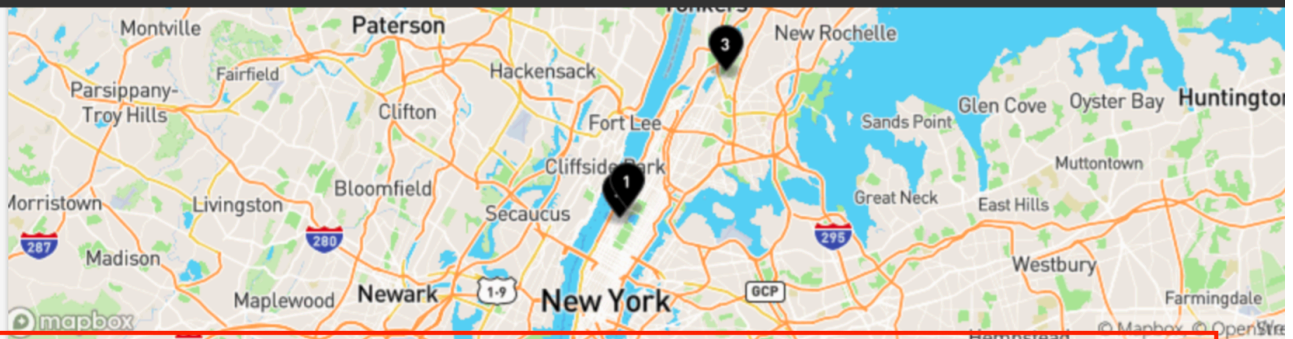


CURRENT ADDRESSES

400 W 61st St Apt 831
New York NY 10023-0212
Neighborhood: Upper Manhattan

[SHOW MAP](#)

**WATERLINE SQUARE CURRENT
AFFORDABLE HOUSING
APARTMENT**



① AUGUST 2007 - MARCH 2020
66 W 94th St Apt 14a
New York, NY 10025

② JULY 2016 - MARCH 2020
126 W 83rd St Apt 1f
New York, NY 10024


③ JANUARY 2011 - JUNE 2016
3521 Dekalb Ave Apt A41
Bronx, NY 10467

66 W 94 St


Building Owned By New York City Housing Agencies Since 1973

3521 Dekalb Ave

**Entire Building is Rent Stabilized, previously Owned by the
126 W 83: HPD-Affiliated Building, majority of units are rent stabilized**



Affordable Housing for Rent






Waterline Square Phase II
22 NEWLY CONSTRUCTED UNITS AT 645 West 59th Street, New York, NY 10069
Upper West Side

Amenities: 24-hour attended lobby, in-unit washer/dryer, resident lounges, WaterLine Club (includes an extensive list of amenities including a bowling alley, pool, fitness center, basketball court, music studio and art studio)* (*additional fees apply)

Transit: Trains: A, B, C, D, 1; Buses: M57

No fee to apply · No broker's fee · Smoke-free building

This building is being constructed through the Low-Income Housing Tax Credit (LIHTC) Program of New York State Homes and Community Renewal and the Inclusionary Housing Program of the New York City Department of Housing Preservation and Development (HPD), and is anticipated to receive a Tax Exemption through HPD's 421-a Tax Incentive Program.

Waterline Square Phase II		Manhattan	5/22/2020	7/23/2020 11:59 PM	Tenant Selection In Progress	View Application	
553 West 30th Street		Manhattan	10/11/2018	12/13/2018 11:59 PM	Tenant Selection In Progress	View Application	45,769
540 West 53rd Street		Manhattan	10/3/2018	12/7/2018 11:59 PM	Tenant Selection In Progress	View Application	25,260

25. As another testament to outrageous practices, Respondents have refused to allow Appellant to enter his proper income which has been automatically entered into the second lottery based on the information in the first lottery. Rather, Respondents insist that Appellant be first rejected, before he is given a chance to appeal.

jmw@khgflaw.com Mon, Jun 1, 9:34 AM ☆ ↶ ⋮
 to me, Monica, Samantha ▾
 Good morning Mr. Gross,

To the understanding of my clients and I, these new, more lenient procedures do not apply to applications that were already fully reviewed for Phase 1, such as yours. I know that this seems unfair, but there are unfortunately many people in your position.

With respect to the Phase 2 lottery, you will have an opportunity to correct the information that you submitted.

jmw@khgflaw.com Wed, Jun 10, 11:43 AM ☆ ↶ ⋮
 to me, Monica, Samantha ▾
 Good morning, Breaking Ground's understanding is that there is nothing that can be done until after the lottery is held. But more importantly, the intake review process allows for mistakes and changes in circumstances, so there is no need to do anything now.

This is from my client:

This kind of situation is remedied after the lottery. If we reach his log number, we are required to contact him, even if he is not eligible. He will receive a rejection letter with instructions on how to appeal with his new information for us to review.

26. Furthermore, in response to providing Defendants counsel with evidence that numerous apartments were awarded to egregiously-unqualified residents (EXHIBIT E1-E10), this horrid allegation was rationally confirmed by virtue of each and every one of these residents taking active measures to remove the subject property from their housing records, and/ or modify other incriminating information.

rentstabilizedbuildings.azurewebsites.net/About



Finding 200,000 Apartments in Registered Rent Stabilized Buildings and Buildings Receiving Tax Incentives for Rental Buildings that Should Be Registered.

Background:

The official estimate of the number of rent stabilized apartments in New York City **is approximately 1.0 million***. That number has remained the same for at least the last 20 years. At the same time, there are now and have only been about **800,000 apartments registered** as stabilized. The difference is 200,000.

Why is there a difference? Because **the official estimate includes apartments that are registered as stabilized as well as those that should be registered**. Among those that 'should be registered' are 1) all the apartments in a *building* that is not registered but should be, and 2) some, or many, of the *apartments* in a registered building but where not all the apartments are registered. In the first category are thousands of buildings receiving 421a or J51 tax incentives for rental units. In the second category are apartments that are not longer registered because of, for example, un-audited claims of exemption status filed by building owners for individual apartments. Why aren't they registered? The primary reasons is that over the years, starting in 1984, the laws, rules and regulations regarding registration have changed to lessen penalties for not registering. For another, the registration data comes solely from the building owners. And until recently when the State established a "Tenant Protection Unit", there has been ineffective monitoring and enforcement of the regulations at both the State and City levels.

Purpose:

This site is intended to help renter households who are entitled to a lease for a rent stabilized apartment find out that they are entitled to such a lease even though their ability to do so has been obscured. The site allows users to check on whether the building they are in is registered with the State or it should be registered even if it is not. The site integrates the State registration data with data on buildings receiving 421a or J51 tax incentives for rental apartments. For registered buildings, the site provides not only the number of apartments registered as stabilized but also the number of residential units on the tax lot, whether the lot is receiving tax incentives or not.

Method:

On the Home page, enter an address. Over the web, the address will be checked against all known addresses in New York City. For a valid address, the site will return a unique building and tax lot code, and other data including the NY City Council and State Assembly District codes for the area. Next the program will access the NY State records of registered buildings. For a registered building, the program will return 1) the State Registration ID for the building and the number of apartments registered as stabilized, 2) the number of buildings on the tax lot, 3) the number of residential units on the lot, and 4) the year the building was built. For any building on a lot receiving 421a or J51 tax exemptions, the program will return the name of the owner of the lot, the number of residential units on the lot, the number of buildings on the lot, the total dollar amount of taxes assessed, and the total dollar amount of dollars exempt from taxes.

Sources and Notes:

* The source of the estimate of rent stabilized apartments is the New York City Housing and Vacancy Survey (HVS). As explained in the appendix to the most recent HVS report, the estimate is based on 1) a complete listing of the administrative records on rent stabilized apartments supplied by the State and 2) data from other sources, including City J51 and 421a tax records. [Click here to see the appendix to the 2011 report.](#)

OCTOBER 1, 2020: 400 WEST 61 ST

https://a836-acris.nyc.gov/Ds/DocumentSearch/BBLResult?max_rows=99

Records 1 - 55 << previous next >> Max Rows 99

Search Options | New BBL Search | Edit Current Search | View Tax Map | Print Index

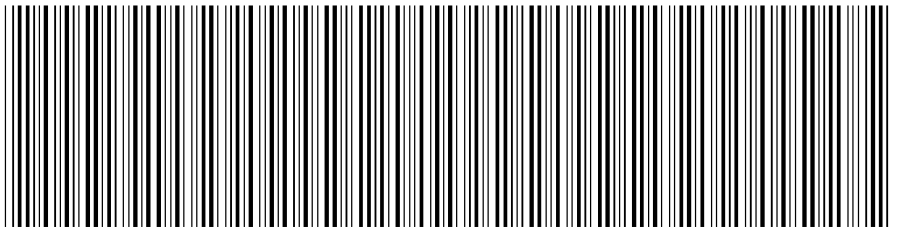
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DET	IMG	2017000311983	157	ENTIRE LOT	8/9/2017	8/21/2017 5:04:20 PM	SUNDRY AGREEMENT	12	NEW YORK STATE HOUSING FINANCE AGENCY					0
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DET	IMG	2016000320450	157	ENTIRE LOT	9/2/2016	9/14/2016 4:06:49 PM	ZONING LOT DESCRIPTION	12	RCB1 NOMINEE LLC					0
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October 06, 2020: 400 West 61

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DET	IMG	2017000311983	154	ENTIRE LOT	8/9/2017	8/21/2017 5:04:20 PM	SUNDRY AGREEMENT	12	NEW YORK STATE HOUSING FINANCE AGENCY			0
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DET	IMG	2016000320450	154	ENTIRE LOT	9/2/2016	9/14/2016 4:06:49 PM	ZONING LOT DESCRIPTION	12	RCB1 NOMINEE LLC		✓	0
DET	IMG	2016000320449	154	ENTIRE LOT	9/1/2016	9/14/2016 4:06:48 PM	CERTIFICATE	10	ROYAL ABSTRACT OF NEW YORK LLC			0
DET	IMG	2016000320448	154	ENTIRE LOT	7/22/2016	9/14/2016 4:06:47 PM	SUNDRY MISCELLANEOUS	14	RCB1 NOMINEE LLC	RIVERSIDE CENTER SITE 5 OWNER LLC	✓	0
DET	IMG	2016000320447	154	ENTIRE LOT	8/4/2016	9/14/2016 4:06:46 PM	SUNDRY AGREEMENT	10	NEW YORK STATE HOUSING FINANCE AGENCY			0
DET	IMG	2016000320446	154	ENTIRE LOT	8/11/2016	9/14/2016 4:06:45 PM	SUNDRY AGREEMENT	10	WELLS FARGO BANK, NATIONAL ASSOCIATION			0
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DET	IMG	2015000430181	154	ENTIRE LOT	11/18/2015	12/4/2015 11:58:33 AM	AGREEMENT	15	CRP/EXTELL PARCEL L, L.P.	RCB1 NOMINEE LLC	✓	0
DET	IMG	2015000347949	154	ENTIRE LOT	9/18/2015	9/29/2015 4:16:43 PM	ZONING LOT DESCRIPTION	11	CRP/EXTELL PARCEL L, L.P.		✓	0
DET	IMG	2015000347948	154	ENTIRE LOT	9/18/2015	9/29/2015 4:16:42 PM	CERTIFICATE	11	ROYAL ABSTRACT OF NEW YORK LLC			0
DET	IMG	2015000347947	154	ENTIRE LOT	9/18/2015	9/29/2015 4:16:41 PM	ZONING LOT	10	CRP/EXTELL PARCEL L, L.P.			0

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2016112200591002001EE20F
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 55
Document ID: 2016112200591002
Document Date: 09-16-2016
Preparation Date: 11-30-2016
Document Type: AGREEMENT
Document Page Count: 54
PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(908775)BL
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(908775)BL
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	154	Entire Lot	40 RIVERSIDE BOULEVARD

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	156	Entire Lot	N/A WEST END AVENUE

Property Type: COMMERCIAL REAL ESTATE
CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

THE CITY OF NEW YORK
100 GOLD STREET, NINTH FLOOR
NEW YORK, NY 10038

PARTY 2:

RCB1 NOMINEE LLC
1345 AVENUE OF THE AMERICAS, SUITE 200
NEW YORK, NY 10105

FEES AND TAXES
Mortgage :

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
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Exemption:

TAXES: County (Basic):	\$	0.00
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City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	310.00
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Affidavit Fee:	\$	0.00
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Filing Fee:

\$	0.00
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NYC Real Property Transfer Tax:

\$	0.00
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NYS Real Estate Transfer Tax:

\$	0.00
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**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 12-02-2016 09:03

City Register File No.(CRFN):

2016000425192

City Register Official Signature

IH Agreement - R10 and Designated Areas

REGULATORY AGREEMENT

BETWEEN

THE CITY OF NEW YORK

AND

RCB1 NOMINEE LLC

PREMISES AFFECTED BY THIS INSTRUMENT:

<u>BLOCK</u>	<u>LOTS</u>
1171	154 and 156

ON THE TAX MAP OF THE CITY OF NEW YORK, COUNTY OF NEW YORK

RECORD AND RETURN TO:

**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF LEGAL AFFAIRS
CONTRACTS AND REAL ESTATE DIVISION
100 GOLD STREET -- 5-S2
NEW YORK, NEW YORK 10038**

RA/RC1/IH

908775
Royal Abstract of New York, LLC
125 Park Avenue, Suite 1610
New York, N.Y. 10017
(212) 376-0900

IH Agreement - R10 and Designated Areas

REGULATORY AGREEMENT

THIS AGREEMENT is made on the 16th day of September, 2016, by and between **THE CITY OF NEW YORK**, a municipal corporation (the "**City**") acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**, having an office at 100 Gold Street, Ninth Floor, New York, New York 10038 (the "**Department**"), and **RCB1 NOMINEE LLC**, a Delaware limited liability company having an address at 1345 Avenue of the Americas, Suite 200, New York, New York 10105 ("**Applicant**").

WHEREAS, Applicant is owner in fee simple of the real property designated as Block 1171, Lots 154 and 156 on the Tax Map of the City, County of New York, more particularly described in Exhibit A hereof (as improved pursuant to this Agreement, the "**Premises**"), and intends to construct improvements on the Premises, which improvements will constitute Affordable Housing within the meaning of Section 23-911 of the New York City Zoning Resolution (the "**Resolution**") and the Inclusionary Housing Program Guidelines (the "**Guidelines**"; the Guidelines and Resolution are collectively referred to as the "**Program**"); and

WHEREAS, the Department has been duly authorized to administer the Program, including the execution of this Agreement, for Floor Area Compensation under the Program; and

WHEREAS, Applicant has filed with the Department an Affordable Housing Plan pursuant to Section 23-961(d) of the Resolution, attached hereto and made a part hereof as Exhibit B (the "**Plan**"), and the Department has evaluated and approved the Plan as such terms and requirements of the Plan are reflected in this Agreement; and

WHEREAS, Applicant intends to provide Low Income Floor Area (as defined in Section 23-911 of the Resolution (the "**Affordable Housing Units**") to be affordable to and occupied by families having incomes equal to the Low Income Limit in order to enable one or more new multiple dwellings (the "**Compensated Development(s)**"), to be eligible under the Program for Floor Area Compensation pursuant to Section 23-933 (Inclusionary Housing designated areas) and Appendix F: Manhattan Community Board 7, Map 2 of the Resolution; and

WHEREAS, the parties hereto wish to enter into this Agreement to set forth the rights and obligations hereunder.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed as follows:

1. Capitalized terms not specifically defined herein shall have the meaning set forth in the Program.
2. Applicant will create, through new construction, one hundred fifty-six (156) Affordable Housing Units pursuant to the building plans submitted to and approved by the Department (the "**Building Plans**"), located at the Premises (the "**Building**"). Attached hereto as Exhibit C is a list identifying each Affordable Housing Unit.
3. The one hundred fifty-six (156) Affordable Housing Units will consist of one hundred fifty-six (156) units to be occupied by Low Income Households, as defined in the Resolution, which will permit Floor Area Compensation in conformance with the Resolution.

IH Agreement - R10 and Designated Areas

EXHIBIT B

AFFORDABLE HOUSING PLAN

(following page(s))

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Development
100 GOLD STREET, FIFTH FLOOR, NEW YORK, NEW YORK 10038
(212) 863-8228

AFFORDABLE HOUSING PLAN APPLICATION PURSUANT TO THE INCLUSIONARY HOUSING PROGRAM

Please indicate "Not Applicable" or "NA" where appropriate. Do not leave any lines blank.

1. **Applicant:** RCB 1 Nominee LLC
Address: 1345 Avenue of the Americas, Suite 200, New York, NY 10105
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
John Gagnier/646-596-4189/jgagnier@gid.com

2. **Owner (if different):** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):

3. **Administering Agent:** Breaking Ground
Address: 505 Eighth Avenue, 5th Floor New York, New York 10018
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
Judith Roisenfeld/212-389-9322/jroisenfeld@breakingground.org

4. **General Contractor:** Tishman Construction Corp. of New York
Address: 100 Park Avenue, New York, NY 10017
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
Robert Higgins/ 646-589-0600/Robert.Higgins2@aecom.com

5. Architect: GHW ArchitectsAddress: 11 Broadway, Suite 3700, New York, NY

Fax: _____

Email: _____

Primary Contact (Name/Phone/Email):

L. Stephen Hill / 212-212-8007 / lshill@ghwarchitects.com**6. Attorney and Firm:** Holland & KnightAddress: 31 West 52nd Street, New York, NY 10019Fax: 212 - 385 - 9010

Email: _____

Primary Contact (Name/Phone/Email):

Ken Lowenstein / 212-513-3438 / kenneth.lowenstein@hklaw.com**7. Location of Affordable Housing Units**Street Address: 30 Riverside Blvd.Borough: ManhattanBlock(s)/Lot(s): Block 1171 Lots 154 / 156Community Board: 7**8. Inclusionary Housing District of Affordable Housing Units**☐ R-10 Inclusionary:*Is project privately financed (Yes/No)?* _____☒ IH Designated Area (Insert ZR section reference, e.g., §23-952, §98-26, §62-352, etc):23-933 and Appendix F Manhattan CB-7 Map 2☐ Special District: _____☐ Other (please explain): _____**9. If publicly financed, list all sources of governmental assistance, including lower income housing tax credits, bond financing, and land disposition programs:**Tax Exempt Bonds, Low Income Housing Tax Credits**10. Type of Project (check all that apply)**

Construction type

☒ New Construction☐ Preservation☐ Substantial Rehabilitation

10. Type of Project (continued)

Location

☐ On-site☐ Off-site

Inclusionary Units

☒ Rental☐ Homeownership

Non-Inclusionary Units

☐ Rental☐ Homeownership☐ Not Applicable

Unit Count

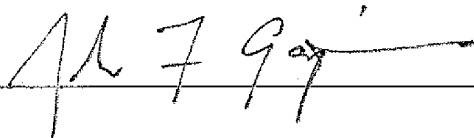
Total Units: 646Total IH Units: 156Super's Units: 1**11. Income Distribution of Affordable Housing Units**Number of low-income units (equal to or less than 80% AMI): 156Number of moderate-income units (equal to or less than 125% AMI): Number of middle-income units (equal to or less than 175% AMI): **12. Tax Exemption To Be Requested:** 421-a**13. If the project will contain a condominium or cooperative structure, please describe the structure and the use of each unit. If not, please indicate N/A:**Project includes a condominium structure with the following components:For sale residential, market rate rental, affordable rental, retail, parkingAuthorized Signature of Applicant: Print name: John GagnierDate: Sept. 15, 2016

Exhibit C**Center Building 1**

Concessionary Housing Apartments		
Marketing Floor #	Apt #	# Bdrms
25	2502E	0
24	2404E	1
24	2401E	2
23	2304E	1
23	2301E	2
22	2204E	1
22	2201E	2
21	2104E	1
21	2101E	2
20	2004E	1
20	2001E	2
19	1904E	1
19	1901E	2
18	1804E	1
18	1801E	2
17	1704E	1
17	1701E	2
16	1604E	1
16	1601E	2
15	1504E	1
15	1501E	2
14	1404E	1
14	1401E	2
12	1204E	1
12	1201E	2
11	1112E	1
11	1110E	2
11	1101E	2
10	1012E	1
10	1010E	2
10	1001E	2

Unit Summary	
# Bedrooms	Units
0 Bdrm	32
1 Bdrm	31
2 Bdrm	93
3 Bdrm	0
4 Bdrm	0
Total	156

IH Agreement - R10 and Designated Areas

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

THE CITY OF NEW YORK

BY: DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

BY: 

Louise Carroll, Associate Commissioner

RCB1 NOMINEE LLC

BY: _____

James Linsley, President

APPROVED AS TO FORM BY
STANDARD TYPE OF CLASS FOR
USE UNTIL AUGUST 31, 2017

By: /s/ Howard Friedman
Acting Corporation Counsel

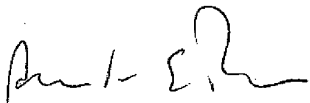
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

THE CITY OF NEW YORK

BY: DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

BY: _____
Louise Carroll, Associate Commissioner

**COMMON GROUND MANAGEMENT CORPORATION doing business as BREAKING
GROUND MANAGEMENT**

BY:  _____
Brenda Rosen, President and CEO

IH Agreement - R10 and Designated Areas

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

THE CITY OF NEW YORK

BY: DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

BY: _____
Louise Carroll, Associate Commissioner

RCB1 NOMINEE LLC

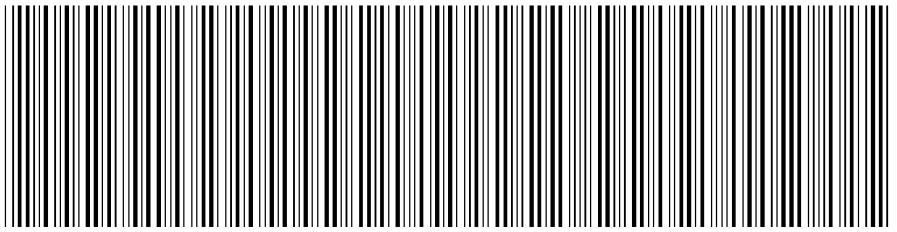
BY:  _____
James Linsley, President

APPROVED AS TO FORM BY
STANDARD TYPE OF CLASS FOR
USE UNTIL AUGUST 31, 2017

By: /s/ Howard Friedman
Acting Corporation Counsel

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2016112200591003002ED232
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 56
Document ID: 2016112200591003
Document Date: 11-16-2016
Preparation Date: 11-30-2016
Document Type: AGREEMENT
Document Page Count: 54
PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(908775)BL
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(908775)BL
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	154	Entire Lot	40 RIVERSIDE BOULEVARD

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	156	Entire Lot	N/A WEST END AVENUE

Property Type: COMMERCIAL REAL ESTATE
CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
PARTY 1:

THE CITY OF NEW YORK
100 GOLD STREET, NINTH FLOOR
NEW YORK, NY 10038

PARTY 2:

RCB1 NOMINEE LLC
1345 AVENUE OF THE AMERICAS, SUITE 200
NEW YORK, NY 10105

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES
Mortgage :

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
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TASF:	\$	0.00
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MTA:	\$	0.00
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NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
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Recording Fee:	\$	310.00
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Affidavit Fee:	\$	0.00
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Filing Fee:

\$	0.00
----	------

NYC Real Property Transfer Tax:

\$	0.00
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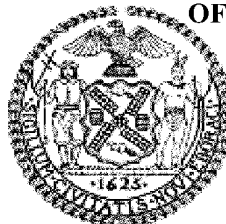
NYS Real Estate Transfer Tax:

\$	0.00
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**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 12-02-2016 09:03

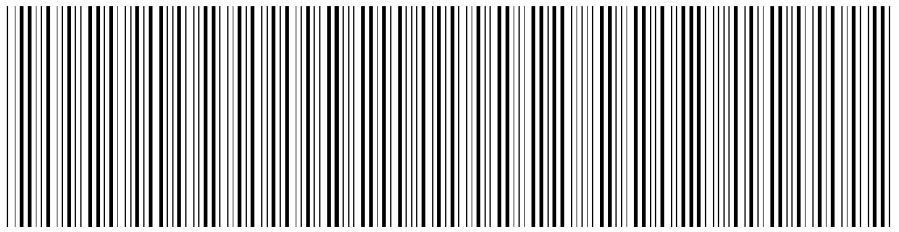
City Register File No.(CRFN):

2016000425193


Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016112200591003002CD0B2

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 56

Document ID: 2016112200591003

Document Date: 11-16-2016

Preparation Date: 11-30-2016

Document Type: AGREEMENT

PARTIES

PARTY 2:

RCB1 AFFORDABLE LLC
1345 AVENUE OF THE AMERICAS, SUITE 200
NEW YORK, NY 10105

IH Agreement - R10 and Designated Areas

AMENDED AND RESTATED REGULATORY AGREEMENT

BETWEEN

THE CITY OF NEW YORK

AND

RCB1 NOMINEE LLC and RCB1 AFFORDABLE LLC

PREMISES AFFECTED BY THIS INSTRUMENT:

BLOCK
1171

LOTS
154 and 156

ON THE TAX MAP OF THE CITY OF NEW YORK, COUNTY OF NEW YORK

RECORD AND RETURN TO:

**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF LEGAL AFFAIRS
CONTRACTS AND REAL ESTATE DIVISION
100 GOLD STREET -- 5-S2
NEW YORK, NEW YORK 10038**

RA/RC1/IH

908775
Royal Abstract of New York, LLC
125 Park Avenue, Suite 1610
New York, N.Y. 10017
(212) 376-0900

IH Agreement - R10 and Designated Areas

AMENDED AND RESTATED REGULATORY AGREEMENT

THIS AMENDED AND RESTATED REGULATORY AGREEMENT (this "**Agreement**") is made on the 16th day of November, 2016, by and between **THE CITY OF NEW YORK**, a municipal corporation (the "**City**") acting by and through its **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**, having an office at 100 Gold Street, Ninth Floor, New York, New York 10038 (the "**Department**"), **RCB1 NOMINEE LLC**, a Delaware limited liability company having an address at 1345 Avenue of the Americas, Suite 200, New York, New York 10105 ("**Applicant**"), and **RCB1 AFFORDABLE LLC**, a Delaware limited liability company having an address at 1345 Avenue of the Americas, Suite 200, New York, New York 10105 ("**Affordable LLC**").

WHEREAS, Applicant is owner in fee simple of the real property designated as Block 1171, Lots 154 and 156 on the Tax Map of the City, County of New York, more particularly described in **Exhibit A** hereof (as improved pursuant to this Agreement, the "**Premises**"), and intends to construct improvements on the Premises, which improvements will constitute Affordable Housing within the meaning of Section 23-911 of the New York City Zoning Resolution (the "**Resolution**") and the Inclusionary Housing Program Guidelines (the "**Guidelines**"; the Guidelines and Resolution are collectively referred to as the "**Program**"); and

WHEREAS, the Department has been duly authorized to administer the Program, including the execution of this Agreement, for Floor Area Compensation under the Program; and

WHEREAS, Applicant has filed with the Department an Affordable Housing Plan pursuant to Section 23-961(d) of the Resolution, attached hereto and made a part hereof as **Exhibit B** (the "**Plan**"), and the Department has evaluated and approved the Plan as such terms and requirements of the Plan are reflected in this Agreement; and

WHEREAS, Applicant intends to provide Low Income Floor Area (as defined in Section 23-911 of the Resolution (the "**Affordable Housing Units**") to be affordable to and occupied by families having incomes equal to the Low Income Limit in order to enable one or more new multiple dwellings (the "**Compensated Development(s)**"), to be eligible under the Program for Floor Area Compensation pursuant to Section 23-933 (Inclusionary Housing designated areas) and Appendix F: Manhattan Community Board 7, Map 2 of the Resolution; and

WHEREAS, in accordance with the Program, Applicant and the Department entered into a certain regulatory agreement dated September 16, 2016, which agreement shall be recorded against the Premises in the Office of the City Register, County of New York (the "**City Register's Office**") immediately before this Agreement (the "**Original Regulatory Agreement**"); and

WHEREAS, Applicant, Affordable LLC and the Department wish to amend certain terms and conditions of the Original Regulatory Agreement and restate in its entirety the Original Regulatory Agreement, as set forth herein, thereby setting forth their respective rights and obligations hereunder.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, it is hereby agreed as follows:

1. Capitalized terms not specifically defined herein shall have the meaning set forth in the Program.

IH Agreement - R10 and Designated Areas

EXHIBIT B

AFFORDABLE HOUSING PLAN

(following page(s))

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Office of Development
100 GOLD STREET, FIFTH FLOOR, NEW YORK, NEW YORK 10038
(212) 863-8228

AFFORDABLE HOUSING PLAN APPLICATION PURSUANT TO THE INCLUSIONARY HOUSING PROGRAM

Please indicate "Not Applicable" or "NA" where appropriate. Do not leave any lines blank.

- 1. Applicant:** RCB 1 Nominee LLC
Address: 1345 Avenue of the Americas, Suite 200, New York, NY 10105
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
John Gagnier/646-596-4189/jgagnier@gid.com
- 2. Owner (if different):** _____
Address: _____
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):

- 3. Administering Agent:** Breaking Ground
Address: 505 Eighth Avenue, 5th Floor New York, New York 10018
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
Judith Roisenfeld/212-389-9322/jrosenfeld@breakingground.org
- 4. General Contractor:** Tishman Construction Corp. of New York
Address: 100 Park Avenue, New York, NY 10017
Fax: _____
Email: _____
Primary Contact (Name/Phone/Email):
Robert Higgins/ 646-589-0600/Robert.Higgins2@aecom.com

10. Type of Project (continued)

Location

☒ On-site

☐ Off-site

Inclusionary Units

☒ Rental

☐ Homeownership

Non-Inclusionary Units

☒ Rental

☒ Homeownership

☐ Not Applicable

Unit Count

Total Units: 646

Total IH Units: 156

Super's Units: 1

11. Income Distribution of Affordable Housing Units

Number of low-income units (equal to or less than 80% AMI): 156

Number of moderate-income units (equal to or less than 125% AMI):

Number of middle-income units (equal to or less than 175% AMI):

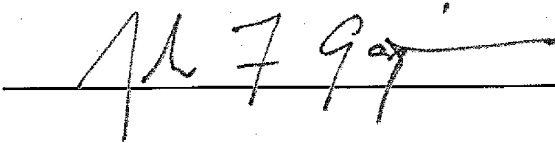
12. Tax Exemption To Be Requested: 421-a

13. If the project will contain a condominium or cooperative structure, please describe the structure and the use of each unit. If not, please indicate N/A:

Project includes a condominium structure with the following components:

For sale residential, market rate rental, affordable rental, retail, parking

Authorized Signature of Applicant:



Print name: John Gagnier

Date: Sept. 15, 2016

IH Agreement - R10 and Designated Areas

EXHIBIT C

THE AFFORDABLE HOUSING UNITS

(following page(s))

Exhibit C

Riverside Center Building 1

Inclusionary Housing Apartments			
Construction Floor #	Marketing Floor #	Apt #	# Bdrms
24	25	2502E	0
23	24	2404E	1
23	24	2401E	2
22	23	2304E	1
22	23	2301E	2
21	22	2204E	1
21	22	2201E	2
20	21	2104E	1
20	21	2101E	2
19	20	2004E	1
19	20	2001E	2
18	19	1904E	1
18	19	1901E	2
17	18	1804E	1
17	18	1801E	2
16	17	1704E	1
16	17	1701E	2
15	16	1604E	1
15	16	1601E	2
14	15	1504E	1
14	15	1501E	2
13	14	1404E	1
13	14	1401E	2
12	12	1204E	1
12	12	1201E	2
11	11	1112E	1
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10	10	1012E	1
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17	18	1804W	2
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15	16	1608W	2
15	16	1602W	2
15	16	1601W	0
14	15	1519W	2
14	15	1518W	0
14	15	1515W	2
14	15	1512W	2

Unit Summary	
# Bedrooms	Units
0 Bdrm	32
1 Bdrm	31
2 Bdrm	93
3 Bdrm	0
4 Bdrm	0
Total	156

Inclusionary Housing Apartments			
Construction Floor #	Marketing Floor #	Apt #	# Bdrms
14	15	1509W	2
14	15	1501W	0
13	14	1419W	2
13	14	1418W	0
13	14	1415W	2
13	14	1412W	2
13	14	1409W	2
13	14	1401W	0
12	12	1216W	2
12	12	1212W	2
12	12	1209W	2
12	12	1202W	2
12	12	1201W	0
11	11	1115W	2
11	11	1111W	2
11	11	1110W	1
11	11	1109W	2
11	11	1102W	2
11	11	1101W	0
10	10	1018W	2
10	10	1017W	0
10	10	1016W	0
10	10	1014W	2
10	10	1009W	2
10	10	1002W	2
10	10	1001W	0
9	9	918W	2
9	9	917W	0
9	9	916W	0
9	9	914W	2
9	9	909W	2
9	9	902W	2
9	9	901W	0
8	8	818W	2
8	8	817W	0
8	8	816W	0
8	8	814W	2
8	8	809W	2
8	8	802W	2
8	8	801W	0
7	7	718W	2
7	7	717W	0
7	7	716W	0
7	7	714W	2
7	7	709W	2
7	7	702W	2
7	7	701W	0
6	6	618W	2
6	6	617W	0
6	6	614W	2
6	6	609W	2
6	6	602W	1
6	6	601W	0
5	5	513W	2
5	5	512W	1
5	5	510W	2
5	5	508W	2
5	5	507W	0
5	5	501W	1
4	4	413W	2
4	4	412W	1
4	4	410W	2
4	4	408W	2
4	4	407W	0
4	4	401W	1
3	3	313W	2
3	3	312W	1
3	3	310W	2
3	3	309W	1
3	3	307W	0
3	3	301W	1
2	2	208W	2